



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

#### SPRING VALLEY TOWN ADVISORY BOARD

TUESDAY, APRIL 12, 2016– 6:30 PM

DESERT BREEZE COMMUNITY CENTER

8275 SPRING MOUNTAIN ROAD

LAS VEGAS, NV 89117

Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

If you need to contact a Board member, please call 455-8338.

#### BOARD MEMBERS

John Catlett **Present**

Dee Gatliff, Vice Chair **Excused**

John Getter, Chair **Present**

Darby Johnson, Jr. **Present**

Angie Heath Younce **Present**

Mike Shannon, Town Liaison (702) 455-8338 **Present**

Diana Morton, Secretary (702) 254-8413 **Present**

#### POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.

Helen Meyer Community Center-4525 New Forest Dr.

Spring Valley Library – 4280 S. Jones

West Flamingo Senior Center -6255 W. Flamingo

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES/CONDUCT

A. Conformance with the Nevada Open Meeting Law

B. Meeting Guidelines

C. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 4-0**

D. Approval of Minutes of March 29, 2016 **Approved 4-0**

IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and

Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **None**

V. TOWN BOARD INPUT **Thoughts and prayers for Member Dee Gatliff and family during a difficult time.**

VI. GENERAL BUSINESS

A. Liaison/County Staff Business **None**

B. Cooperative Extension Presentation on Programs and Services **Presentation given by Marilyn Ming**

VII. PLANNING & ZONING

05/03/16 PC

1. **UC-0187-16 – BENAVIDES, RAUL & ANA:**  
**USE PERMITS** for the following: **1)** a private school; and **2)** day care.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a day care facility that is not adjacent to and accessed from a collector or arterial street.  
**DESIGN REVIEW** for a proposed private school and day care on 1.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Martin Avenue, 460 feet east of Fort Apache Road within Spring Valley. SB/rk/ml (For possible action) **PC 5/3/16**  
**Approved subject to staff conditions. Vote 4-0**

05/04/16 BCC

2. **DR-0174-16 – ONE NEVADA CREDIT UNION:**  
**DESIGN REVIEW** for a comprehensive sign plan in conjunction with an approved financial services office building (bank) on 1.8 acres in a C-1 (Local Business) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Durango Drive and the south side of Spanish Ridge Avenue within Spring Valley. SB/dg/ml (For possible action) **BCC 5/4/16**  
**Approved subject to staff conditions. Vote 4-0**
3. **NZC-0633-12 (ET-0021-16) – NV I-215 BUFFALO, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 17.2 acres from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-60) Zone, and C-2 (General Commercial) Zone to R-4 (Multiple Family Residential – High Density) Zone and R-4 (Multiple Family Residential – High Density) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts.  
**DESIGN REVIEWS** for the following: **1)** a multiple family residential development; **2)** signage; and **3)** lighting. Generally located on the north side of Rafael Rivera Way, 350 feet west of Buffalo Drive within Spring Valley (description on file). SS/dg/ml (For possible action) **BCC 5/4/16**  
**Approved subject to staff conditions. Vote 4-0**
4. **VS-0192-16 – GKT ACQUISITIONS, LLC, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Cimarron Road (alignment) and Durango Drive, and between Badura Avenue (alignment) and Roy Horn Way within Spring Valley (description on file). SS/pb/ml (For possible action) **BCC 5/4/16**  
**Approved subject to staff conditions. Vote 4-0**
5. **WS-0148-16 – NV I-215 BUFFALO, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow freestanding signs; and **2)** reduce the separation from a proposed project identification sign to a proposed freestanding sign.  
**DESIGN REVIEWS** for the following: **1)** proposed freestanding signs; and **2)** project identification sign in conjunction with an approved multiple family residential development on 17.2 acres in an R-4 (Multiple Family Residential – High Density) Zone and an R-4 (Multiple Family Residential – High Density) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Rafael Rivera Way, 350 feet west of Buffalo Drive within Spring Valley. SS/dg/ml (For possible action) **BCC 5/4/16**  
**Approved subject to staff conditions. Vote 4-0**

6. **ZC-0191-16 – GKT ACQUISITIONS, LLC, ET AL:**  
**ZONE CHANGE** to reclassify 21.2 acres from R-E (Rural Estates Residential) Zone and C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone in the CMA Design and MUD-2 Overlay Districts.  
**USE PERMITS** for the following: **1)** allow offices as a principal use; and **2)** increased building height.  
**WAIVER OF DEVELOPMENT STANDARDS** for the right-of-way dedication of Maule Avenue.  
**DESIGN REVIEW** for an office complex. Generally located on the west side of Cimarron Road (alignment) and the north side of Badura Avenue (alignment) within Spring Valley (description on file).  
SS/pb/ml (For possible action) **BCC 5/4/16**  
**Approved subject to staff conditions. Vote 4-0**

VIII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **None**

IX. Set next meeting date – **Tuesday, April 26, 2016 – 6:30 PM**

X. Adjournment – **7:35 PM**

**COMMISSIONERS**

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair  
SUSAN BRAGER – MARILYN KIRKPATRICK – LAWRENCE WEEKLY - CHRIS GIUNCHIGLIANI - MARY BETH SCOW  
DON BURNETTE, County Manager  
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road